



# MEMORANDUM

---

DATE: June 15, 2020  
For June 30, 2020 Hearing

TO: John Iurino  
Zoning Examiner

FROM: Scott Clark  
Planning & Development Services  
Interim Director

SUBJECT: REZONING – ORIGINAL CITY ZONING  
PLANNING & DEVELOPMENT SERVICES REPORT  
C15-20-03 – Mission Road – Sindle Place Annexation District  
Pima County SH to City of Tucson SH (Ward 5)

**Issue** – This is an application by the City of Tucson to establish Original City Zoning on recently annexed parcels. The parcels are located in an area roughly bounded by Irvington Place on the north, Mission Road on the east, and Sindle Place on the south (See Case Location Map). Original City Zoning is required by Arizona Revised Statutes (ARS) Title 9-471.L and the Unified Development Code (UDC) Section 4.6.

ARS Title 9-471.L: “A city or town annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation. Subsequent changes in zoning of the annexed territory shall be made according to existing procedures established by the city or town for the rezoning of land.”

UDC 4.6: “The applicable zoning standards on land annexed into the City, unless otherwise stipulated in the annexation ordinance, shall continue to be the county zoning standards applicable to the property prior to annexation until such time they are replaced by City standards. City zoning standards shall be placed on annexed land within six months of the date of annexation. Zoning standards, zones, overlay zones, and City Zoning Maps are extended to the annexed land in accordance with Section 3.4.4, Mayor and Council Special Exception Procedure.”

The established procedure is to “translate” the County Zoning in place before annexation, into the most appropriate City zoning classification. There is no new development associated with this Original City Zoning. Lawful existing development will be allowed to continue. Property status regarding non- conforming uses and structures will be determined as needed on a case-by-case basis.

**Applicant’s Request** – Establish Original City Zoning for annexed parcel.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of the SH zone to be established as the Original City Zoning.

**Zoning Descriptions**

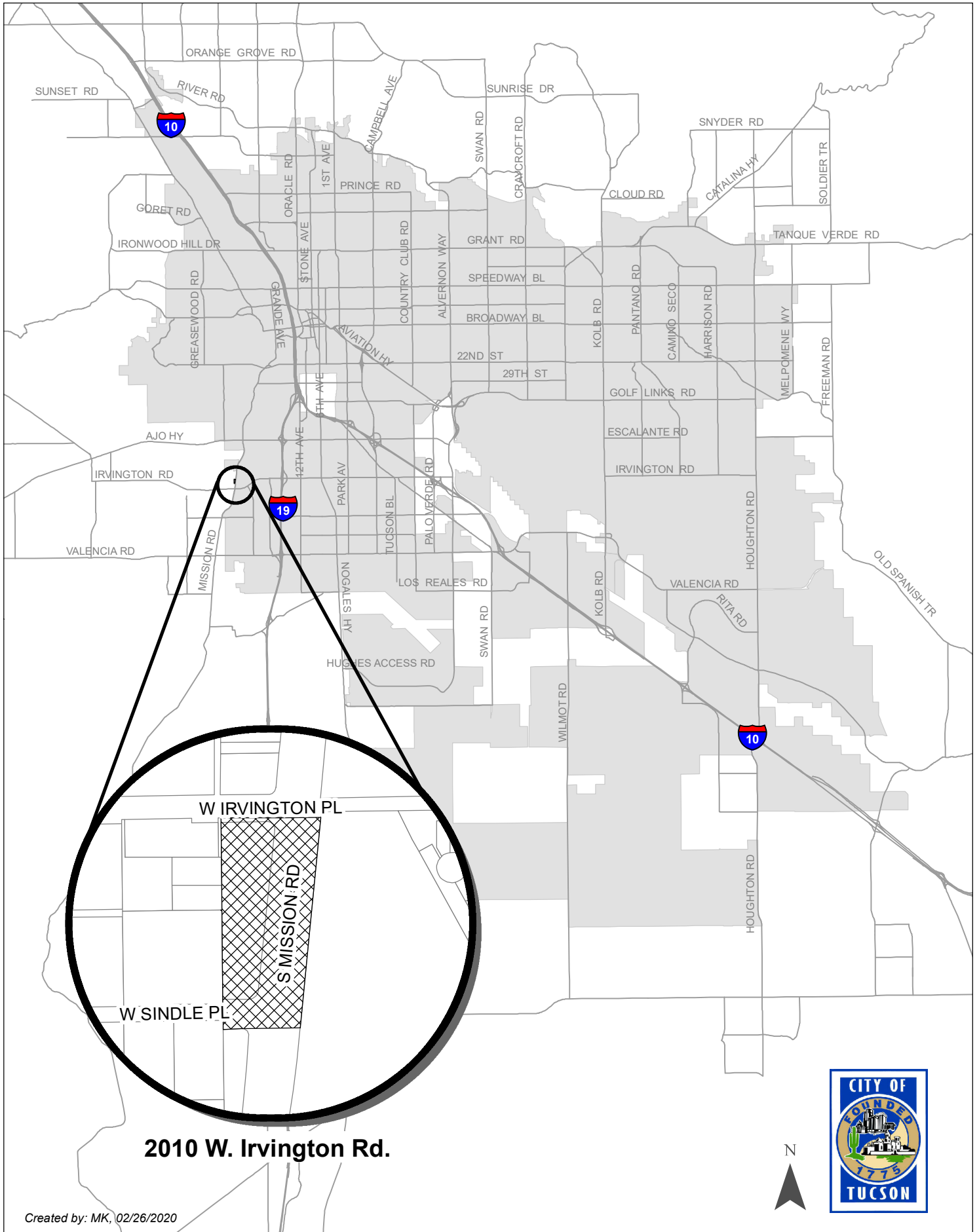
County Zone	Zone Description	City Translation	Zone Description
SH	Suburban Homestead with minimum lot area of 36,000 square feet and max height of 34 feet	SH	Suburban Homestead with minimum lot area of 36,000 square feet and max height of 30 feet
Major Streets and Routes	Mission Road: Scenic Major Route, 120' ROW	Major Streets and Routes	Mission Road: Scenic Arterial, 120' ROW

**Planning Considerations** – Plan policies are not applied to Original City Zoning. Any future rezoning request of the annexed land must be in conformance with adopted land use plans.

**Conclusion** – Consistent with State Statue and the Unified Development Code, the City translation Zones provided above are the most comparable to the Pima County zones, and do not permit densities and uses greater than those permitted by the county. Translation to the City zones as recommended is appropriate.

# C15-20-03 - Original City Zoning


## Mission Road - Sindle Place Annexation District





**C15-20-03 - Original City Zoning**  
Mission Road - Sindle Place Annexation District



 Area of Original City Zoning: SH to SH

Address: 2010 W. Irvington Rd.  
Base Maps: Twp.15S Range 13E Sec. 3  
Ward: 1



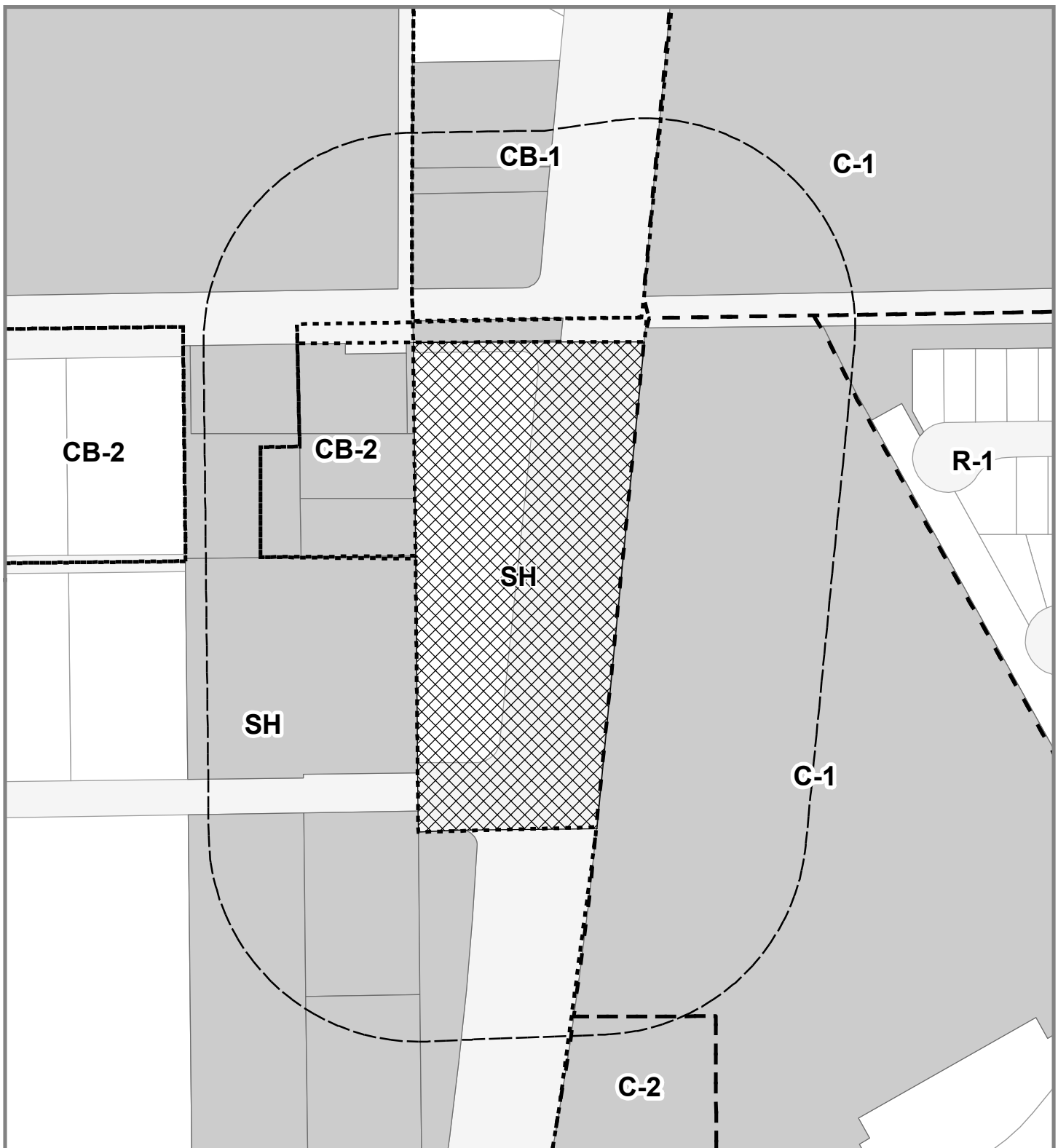
Created by: MK, 02/25/2020

0 100 200 Feet  
1 inch = 200 feet

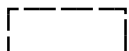




**C15-20-03 - Original City Zoning**  
Mission Road - Sindle Place Annexation District



Area of Original City Zoning: SH to SH



Notification Area (300 ft. Radius)



City of Tucson Zoning



Pima County Zoning



Properties Notified

Address: 2010 W. Irvington Rd.  
Base Maps: Twp.15S Range 13E Sec. 3  
Ward: 1

0 100 200 Feet

1 inch = 200 feet





## Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', require an affirmative vote of  $\frac{3}{4}$  of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

**Case: C15-20-03 Mission Road – Sindle Road Annexation District, Original City Zoning translation from Pima County SH (Suburban Homestead) to City of Tucson SH (Suburban Homestead), Ward 1**

\_\_\_\_\_  
Property Owner(s) (PLEASE PRINT)

- ☐ APPROVE the proposed rezoning/special exception  
☐ PROTEST the proposed rezoning/special exception

**Reason:**

---

---

---

---

---

---

---

---

---

---

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS

Date \_\_\_\_\_

Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Entitlements Section  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

C15-20-03

Expose this flap - Affix stamp and return

---



---

City of Tucson  
Planning and Development Services  
Department - Entitlements Section  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

C15-20-03

IMPORTANT ORIGINAL CITY ZONING TRANSLATION NOTICE ENCLOSED